

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.

THE CLOSURE PRECISION OF THE FIELD SURVEY IS ONE FOOT IN 89,367 FEET, ANGULAR ERROR IS 3" PER POINT AND WAS ADJUSTED USING THE COMPASS RULE.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 732,861 FEET.

EQUIPMENT USED:
LEICA TOPCON FOR ANGULAR & LINEAR MEASUREMENTS.
LEICA GS 14 DUAL FREQUENCY RTK ROVER FOR HORIZONTAL REFERENCE POINTS USING THE LEICA SMARTNET RTK NETWORK.

ALL DEED REFERENCES SHOWN HEREON ARE RECORDED IN THE CLERK OF SUPERIOR COURT'S OFFICE OF HALL COUNTY, GEORGIA.

IF RESIDENTIAL PROPERTY IS SUBDIVIDED INTO SEVEN LOTS OR MORE WITH ALL LOTS ACCESSING EXISTING HALL COUNTY, GEORGIA ROADS, THEN STORMWATER MANAGEMENT IS REQUIRED FOR COMPLIANCE.

THIS PLAT IS FOR THE BENEFIT OF THE PARTIES IN THE TITLE BLOCK ANY USE BY THIRD PARTIES IS AT THEIR OWN RISK. FLOYD & ASSOCIATES, INC. WILL NOT ACCEPT ANY RESPONSIBILITY OF LIABILITY FOR THE USE OF THIS SURVEY BY ANYONE OTHER THAN THE PERSON OR PERSONS, NAMED IN THE TITLE BLOCK.

THIS PROPERTY MAY BE SUBJECT TO EASEMENTS, RESERVATIONS, RIGHTS OF WAY, OR RESTRICTIONS WHICH ARE NOT RECORDED OR NOT DISCLOSED BY THE TITLE COMMITMENT OR OTHERWISE UNKNOWN TO THE SURVEYOR; THEREFORE EXCEPTION IS TAKEN TO ANY SUCH ITEMS.

ANY STREAM OR STATE WATER LOCATED ON THIS PROPERTY MAY BE SUBJECT TO A 50 FEET UNDISTURBED NATURAL VEGETATIVE BUFFER AND A 75 FEET IMPERVIOUS SURFACE SETBACK.

IF PROPERTY IS LOCATED IN THE NORTH OCOOEE WATERSHED DISTRICT, THEN ADDITIONAL STREAM BUFFERS AND IMPERVIOUS SETBACKS MAY BE REQUIRED FOR COMPLIANCE.

Course	Bearing	Distance
(1)	N 58°11'41" E	1138.00'
(2)	S 29°30'30" E	37.96'
(3)	S 29°34'09" E	149.71'
(4)	S 27°10'37" E	147.74'
(5)	S 30°36'39" E	119.90'
(6)	S 31°20'41" E	29.31'
(7)	S 31°52'04" E	149.66'
(8)	S 32°11'42" E	163.19'
(9)	N 52°20'45" E	167.09'
(10)	S 33°21'45" E	73.56'
(11)	S 32°16'38" E	73.56'
(12)	S 32°13'59" E	73.57'
(13)	S 33°15'21" E	75.22'
(14)	S 32°24'44" E	75.23'
(15)	S 60°32'52" W	180.41'
(16)	S 28°56'46" E	87.15'
(17)	S 63°33'08" W	9.79'
(18)	S 63°33'08" W	605.03'
(19)	N 33°13'15" W	157.65'
(20)	N 68°45'32" W	179.49'
(21)	N 41°31'24" W	195.47'
(22)	N 41°29'24" W	102.94'
(23)	N 41°26'31" W	167.17'
(24)	N 41°17'16" W	119.89'
(25)	N 59°11'37" E	12.79'
(26)	N 37°43'35" W	236.34'
(27)	S 58°11'41" W	270.43'
(28)	N 32°29'53" W	60.00'

LEGEND

AIF ANGLE IRON FOUND
AMF ALUM. MONUMENT FOUND
BC BACK OF CURB
BSL BUILDING SETBACK LINE
CB CATCH BASIN
CBL CABLE BOX
C/L CENTERLINE
CMF CONC. MONUMENT FOUND
C/C CLEANOUT
CONC. CONCRETE
CTF CRIMPED TOP FOUND
CTF DEED BOOK
DE DRAINAGE EASEMENT
DI DROP INLET
E/P EDGE OF PAVEMENT
ESMT EASEMENT
FIRE HYDRANT
GAS METER
GMD GEORGIA MILITIA DISTRICT
HEADWALL
H/2 1/2" REBAR SET
JUNCTION BOX
LL LAND LOT
LLL LAND LOT LINE
L/L LIGHT POLE
M/M MANHOLE
MNS MAG NAIL SET
N/F NOW OR FORMERLY
OHP OVERHEAD POWER
OTF OPEN TOP FOUND
PB PLAT BOOK
P/B POWER BOX
P/L PROPERTY LINE
POB POINT OF BEGINNING
PP POWER POLE
PS PLAT SLIDE
RBF REBAR FOUND
R/W RIGHT OF WAY
S/D SUBDIVISION
SERVICE POLE
UTILITY MANHOLE
WATER METER
WATER VALVE
YARD INLET

THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA AS SHOWN ON FLOOD INSURANCE RATE MAP #13139C0169G, HALL COUNTY GEORGIA, DATED 4/4/2018.

THIS PROPERTY IS NOT LOCATED IN THE HALL COUNTY FUTURE FLOOD ZONE PER HALL COUNTY GIS.

REFERENCES

1. CURRENT OWNER: LARRY W. PHILLIPS, JR., 303 JESSE JEWELL PKWY, SUITE 210, GAINESVILLE, GA 30501.
2. PROPERTY ADDRESS: 3931 HIDDEN HILL DRIVE, GAINESVILLE, GA 30501.
3. DB 7177, PG. 708.
4. DB 7579, PG. 209.
5. DB 8119, PG. 343.
6. DB 8386, PG. 323.
7. DB 8454, PG. 316.
8. DB 8479, PG. 568.
9. DB 9020, PG. 636.
10. PB 25, PG. 56.
11. PB 66, PG. 136.
12. PB 254, PG. 1338.
13. PB 501, PG. 944.
14. PB 752, 93A.
15. SURVEYS BY CARLAN LAND SURVEYORS FOR MICHAEL A. MASSEY DATED: JULY 13, 2021 OCTOBER 6, 2021, JUNE 6, 2022.

N/F
LAWRENCE W. PHILLIPS, III
HEATHER D. PHILLIPS
DB 8386, PG. 323
PB 845, PG. 46

N/F
LARRY W. PHILLIPS, JR.
DB 1084, PG. 1

N/F
LARRY W. PHILLIPS, JR.
DB 8454, PG. 316

N/F
FEDERAL INVESTMENT
GROUP, LLC
DB 9025, PG. 151

N/F
HIDDEN HILL LANIER, LLC
DB 9149, PG. 74

N/F
HIDDEN HILL LANIER, LLC
DB 9149, PG. 74

SURVEYORS CERTIFICATE

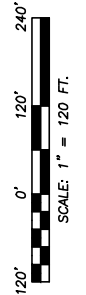
As required by subsection (a) of O.C.G.A. Section 15-6-67, this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as evidenced by approval certificates, signatures, stamps, or statements hereon. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat as to intended use of any parcel. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.



W. SHANE FLOYD
GA RLS #2801

1/13/2023
DATE

GEORGIA GRID NORTH
NAD1983 - WEST ZONE



RECONFIGURATION SURVEY FOR:
LARRY PHILLIPS
LOTS 6 & 7 ELSIE MAE SMITH SUBDIVISION
AND OTHER LANDS
LAND LOTS 34 & 39, 8th DISTRICT
HALL COUNTY, GEORGIA

JOB NUMBER: JN2022-121
DATE: 1/13/2023
FIELD DATE: 12/28/2022
SCALE: 1"=120FT
DRAWN BY: WSF
CHECKED BY:
REVISIONS

SHEET
1 OF 1